

SCHOOL FACILITIES BOARD
January 8, 2014
Phoenix, Arizona

The School Facilities Board held a Board Meeting at the Arizona State Archives Building in Phoenix, Arizona. The meeting began at approximately 10:02 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Jennifer Stielow, Chair	Kevin Kelty, Casa Grande ESD
Tom Rushin, Vice-Chair	Mike Thomason, Higley USD
Dr. Jeff Smith	
Vern Crow	<u>Staff Present</u>
Bryan Peltzer– via telephone	Dean Gray, Executive Director
Ward Simpson	Kerry Campbell, Public Information Officer
Dru Barisich	Debra Sterling, Attorney General's Office
	Gerry Breuer, School Facilities Liaison
<u>Members Absent</u>	Dan Demland, Architect
Edward Boot	Pat Cruse, School Facilities Liaison
Traci Sawyer-Sinkbeil	David Kennon, Assessment Specialist
Stacey Morley	Yujun Mei, Demographer
	Amber Peterson, School Finance Specialist

- I. Call to Order
Chairman Jennifer Stielow called the meeting to order at approximately 10:02 A.M.
- II. Roll Call
There were six (6) voting Board Members present and one (1) voting Board Member participating via telephone, for a total of seven (7) voting Board Members.
- III. Consideration and possible vote to accept, reject or modify the Minutes of December 5, 2013 and December 11, 2013
Vern Crow made a motion for approval of the Minutes of December 5, 2013 and December 11, 2013. Tom Rushin seconded. The motion passed with a voice vote of 7-0.
- IV. Consent Agenda
Consideration and possible vote to accept, reject or modify Preventative Maintenance Plans including Amendments to Existing Plans and the Addition of New Schools
Tom Rushin made a motion for approval of the Consent Agenda. Vern Crow seconded. The motion passed with a voice vote of 7-0.
- V. Director's Report
 - a. Policy Review – VI. Emergency Projects and IX. Building Renewal Grant Fund
Dean Gray provided a brief explanation of the proposed changes to the Emergency and Building Renewal Grant policies. The policies will be posted on the SFB website for public comment and will be brought back to the Board at the next meeting for action.

Jennifer Stielow asked if the prioritization and matching funds language in the statute could be added to the Building Renewal Grant policy. Mr. Gray replied that the language will be added.

b. Policy Repeal – VIII. Building Renewal

Dean Gray provided a brief explanation of the need to repeal the Building Renewal policy. This policy will also be posted to the SFB website for public comment and brought back to the Board at the next meeting for action.

VI. New Construction Requests

Consideration and possible vote to accept, reject or modify the FY 2014 Capital Plan New Construction Requests

Dean Gray deferred to Amber Peterson who provided a brief explanation of the staff recommendations for districts in Pinal County and eastern Maricopa County as presented in the Board packet.

Ward Simpson asked if staff was seeing a general decline in ADM across the board. Mr. Gray replied that to generalize ADM as declining across the board would be too broad. Some districts are growing, particularly southwest of metro Phoenix and east of Tucson. Rather than a decline, staff sees that overall ADM remains constant, while there is a shift in ADM from district K-12 schools to charter schools and back again.

Vern Crow made a motion for approval of the following staff recommendations:

1. **Casa Grande Elementary (K-5): Conceptually approve** 007N (K-5 for 750 students) to open in FY 21.
2. **Chandler Unified (K-6): No conceptual approval.**
3. **Chandler Unified (7-8): Conceptually approve** a 7-8 for 41 students to open in FY 17.
4. **Chandler Unified (9-12): Conceptually approve** a 9-12 for 1,006 students to open in FY 16.
5. **Florence Unified (9-12): Conceptually approve** 017N (9-12 for 1,200 students) to open in FY 19.
6. **Higley Unified (K-8): No conceptual approval.**
7. **Queen Creek Unified (K-5): Conceptually approve** 005N (K-5 for 700 students) to open in FY 19.
8. **Queen Creek Unified (9-12): Conceptually approve** 009N (9-12 for 867 students) to open in FY 17.
9. **Stanfield Elementary (K-8): No conceptual approval.**

Dru Barisich seconded. The motion passed with a voice vote of 7-0.

VII. Building Renewal Grant Requests

- a. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Board motion approved on June 6, 2012, Director's Report, Agenda Item V.c. (up to \$50,000 for project award)

Dean Gray reviewed the balance of the Building Renewal Grant fund. If today's recommendations are approved by the Board the remaining balance would be \$8,653,190. Staff continues working to close projects and make recognized savings and unspent monies available for new projects. He then provided a brief explanation of the projects as presented in the Board packet.

Vern Crow made a motion for approval of the following staff recommendations:

1. Board ratification that **Casa Grande Elementary** be awarded \$3,385 in Building Renewal Grant funding for the repair of an underground chiller loop leak at Villago Middle School (project number 110404131-9999-010BRG).
2. Board ratification that **Laveen Elementary** be awarded \$8,000 in Building Renewal Grant funding to replace the condenser/compressor assembly serving the kitchen freezer in Building 1001 at Trailside Point Elementary School (project number 070459105-1001-012BRG). This includes \$520 in contingency that may only be used with SFB staff approval.

Ward Simpson seconded. The motion passed with a voice vote of 7-0.

Tom Rushin recused himself from the Board at this time.

- b. Consideration and possible vote to ratify the Executive Director's awards of Building Renewal Grant funds as authorized by the Board motion approved on June 6, 2012, Director's Report, Agenda Item V.c. (up to \$50,000 for project award)

Dean Gray provided a brief explanation of the projects as presented in the Board packet.

Dr. Jeff Smith made a motion for approval of the following staff recommendations:

1. Board ratification that **Yuma Elementary** be awarded Not To Exceed \$5,000 in Building Renewal Grant funding for the replacement of 50 feet of the original 4-inch cast iron sewer pipe that services the cafeteria/kitchen Building 1004 at Alice Byrne Elementary School (project number 140401101-1004-009BRG).
2. Board ratification that **Yuma Elementary** be awarded \$9,949 in Building Renewal Grant funding for the replacement of the freezer condenser/compressor, fan coil and associated components in the cafeteria Building 1002 at R. Pete Woodard Junior High School (project number 140401123-1002-010BRG).

Vern Crow seconded. The motion passed with a voice vote of 6-0.

Tom Rushin rejoined the Board at this time.

Vern Crow recused himself from the Board at this time.

c. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (supplemental awards)

Dean Gray provided a brief explanation of the project as presented in the Board packet.

Ward Simpson made a motion for approval of the following staff recommendation:

Board approval of staff recommendation that **Nogales Unified** be awarded an additional \$20,000 in Building Renewal Grant funding for the roof replacement on multiple buildings at Nogales High School (project number 120201210-9999-008BRG). This will bring the total project cost to \$412,909.

Tom Rushin seconded. The motion passed with a voice vote of 6-0.

Vern Crow rejoined the Board at this time.

d. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (construction awards)

Dean Gray provided a brief explanation of the projects as presented in the Board packet.

The Board discussed Casa Grande Elementary's request and the district's pending litigation with regard to the reimbursement of Building Renewal Grant funds to the SFB.

Kevin Kelty, Administrative Services Manager for Casa Grande Elementary, explained that settlement of the pending litigation would not necessarily allow for reimbursement of the SFB. The district is actively maintaining the building to prevent further deterioration during the litigation.

Tom Rushin made a motion to accept the staff recommendation for the Casa Grande Elementary Building Renewal Grant request. Dru Barisich seconded.

Jennifer Stielow asked for the statutory reference for the requirement of flag poles. Mr. Gray explained that A.R.S. §15-506 requires school districts to display the flag on or near the outside of the building.

Dr. Jeff Smith asked about Payson Unified's request to bring the mechanical rooms at Payson Elementary School into fire code compliance and if the school was originally built to code. Mr. Gray replied that the school was originally built to code in 1987. Unfortunately, the absence of the ceilings was not recognized until a recent Fire Marshal inspection.

Vern Crow asked several questions about Flagstaff Unified's request to replace a boiler, including who is choosing the replacement boiler, where are

the boiler performance specifications, and does the piping need to be replaced. David Kennon responded that the \$125,000 staff recommendation includes the engineering. A mechanical contractor has recommended the replacement boiler. Staff reviewed the performance specifications and agrees with the recommendation. The piping has been inspected and requires some modification. Mr. Gray added that projects like this are always engineered and reviewed by staff with the appropriate expertise.

Mr. Crow had similar questions regarding Payson Unified's request to seal the exterior of the auditorium at Payson High School. Mr. Gray responded that the consultant hired by the district will provide the required design and oversight of the project.

Dru Barisich commented on the cost of the flag pole replacement at Palo Verde Elementary School and asked if there are used flag poles that cost less. Mr. Gray replied that second-hand equipment is rarely used due to liability issues that may arise. The recommended replacement flag pole is a middle of the line pole that is designed to pivot at the base to allow for pole maintenance.

Tom Rushin made a motion for approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Casa Grande Elementary** be awarded \$60,000 in Building Renewal Grant funding for the roof repair (with a 5-year performance warranty) on Building 1001 at Desert Willow Elementary School. This includes \$10,000 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Coolidge Unified** be awarded \$84,313 in Building Renewal Grant funding for the roof repair/recoat with a 10-year performance warranty at Hohokam Middle School. This includes \$10,000 in contingency that will only be used with SFB staff approval.
3. Board approval of the staff recommendation that **Flagstaff Unified** be awarded \$125,000 in Building Renewal Grant funding to replace the boiler at Thomas M Knoles Elementary School. This includes \$12,129 in contingency that will only be used with SFB staff approval.
4. Board approval of the staff recommendation that **Florence Unified** be awarded \$50,000 in Building Renewal Grant funding for the replacement of five portable roofs at Johnson Ranch Elementary. This includes \$5,000 in contingency that will only be used with SFB staff approval.
5. Board approval of the staff recommendation that **Gilbert Unified** be awarded \$43,180 in Building Renewal Grant funding for the repair and replacement of a compressor and associated components at Augusta Ranch Elementary School. This includes \$3,000 for contingency that will only be used with SFB staff approval.

6. Board approval of the staff recommendation that **Lake Havasu Unified** be awarded \$200,000 in Building Renewal Grant funding for replacement of two cooling towers at Lake Havasu High School. This includes \$12,595 in contingency that will only be used with SFB staff approval.
7. Board approval of the staff recommendation that **Nadaburg Unified** be awarded \$150,000 in Building Renewal Grant funding for the exterior stucco crack repair and weatherproofing of the buildings at Nadaburg Elementary School. This includes \$12,625 in contingency that will only be used with SFB staff approval.
8. Board approval of the staff recommendation that **Palo Verde Elementary** be awarded \$10,000 in Building Renewal Grant funding for the replacement of the existing flag pole. This includes \$2,295 in contingency that will only be used with SFB staff approval.
9. Board approval of the staff recommendation that **Payson Unified** be awarded \$429,800 in Building Renewal Grant funding for construction administration, construction and hazardous testing services to re-seal the exterior of the Auditorium Building 1009 at Payson High School. This includes \$20,000 in contingency that will only be used with SFB staff approval.
10. Board approval of the staff recommendation that **Payson Unified** be awarded \$5,000 in Building Renewal Grant funding for the installation of one hour rated ceilings in 10 mechanical closets to meet the fire code in Building 1001 at Payson Elementary School. This includes \$614 in contingency that may only be used with SFB staff approval.
11. Board approval of the staff recommendation that **Tonto Basin Elementary** be awarded \$11,600 in Building Renewal Grant funding for the inspection, design and repair of the electrical panels in Building 1001 at Tonto Basin Elementary School. This includes \$2,000 in contingency that will only be used with SFB staff approval.

Ward Simpson seconded. The motion passed with a voice vote of 7-0.

Tom Rushin recused himself from the Board at this time.

- e. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (construction awards)

Dean Gray provided a brief explanation of the requests as presented in the Board packet.

Mr. Gray requested the Board increase the staff recommendation for Yuma Elementary's second request from \$16,500 to \$63,780, increasing the contingency to \$50,000.

Vern Crow made a motion for approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Yuma Elementary** be awarded \$38,000 in Building Renewal Grant funding for the chiller piping and valve repair at Castle Dome Middle School. This includes \$5,996 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Yuma Elementary** be awarded \$63,780 in Building Renewal Grant funding for the chiller piping and valve repair at Desert Mesa Elementary School. This includes \$50,000 in contingency that will only be used with SFB staff approval.

Dr. Jeff Smith seconded. The motion passed with a voice vote of 6-0.

Tom Rushin rejoined the Board at this time.

f. Consideration and possible vote to accept, reject or modify Building Renewal Grant Requests (design awards)

Dean Gray provided a brief explanation of the requests as presented in the Board packet.

Vern Crow made a motion for approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Gadsden Elementary** be awarded \$5,000 in Building Renewal Grant funding for design and performance specification for the roof repair on Building 1001 at Arizona Desert Elementary School. This includes \$1,900 in contingency that will only be used with SFB staff approval.
2. Board approval of the staff recommendation that **Grand Canyon Unified** be awarded \$10,000 in Building Renewal Grant funding for the design, repair drawings and inspections for the walkway repairs on Building 1005 at Grand Canyon High School. This amount includes \$3,300 in contingency that will be only used with SFB staff approval.

Dru Barisich seconded. The motion passed with a voice vote of 7-0.

g. Consideration and possible vote to accept, reject or modify denial of Building Renewal Grant Requests

Dean Gray provided a brief explanation of the requests as presented in the Board packet.

Dr. Jeff Smith asked about timing of the work being performed by Amphitheater Unified. Mr. Gray explained that the district's roof replacement project will be completed in the summer.

Dr. Smith questioned the timeframe between when the district completes the roof replacement and when replacement gas pack units could be delivered and installed. Mr. Gray clarified that the Building Renewal Grant statute requires the district to fall below the minimum guidelines before the Board may award grant funding.

Ward Simpson made a motion for approval of the following staff recommendations:

1. Board approval of the staff recommendation that **Amphitheater Unified's** request for Building Renewal Grant funding for the replacement of 19 HVAC units at Lawrence W Cross Middle School be **denied** because it appears the existing units meet the minimum school facility adequacy guidelines (Section R7-6-265).
2. Board approval of the staff recommendation that **Amphitheater Unified's** request for Building Renewal Grant funding to replace the 3-inch transite pipe at Amphitheater Middle School be **denied** because it appears the existing system meet the minimum school facility adequacy guidelines (Section R7-6-265).
3. Board approval of the staff recommendation that **Blue Ridge Unified's** request for Building Renewal Grant funding for the replacement of fire alarm system batteries in Building 1001 at Blue Ridge Junior High School be **denied** because it appears the request does not meet the statutory requirements for Building Renewal Grant funding. Replacing the batteries is considered routine preventative maintenance as defined in A.R.S. §15-2032.F2.

Vern Crow seconded. The motion passed with a voice vote of 7-0.

VIII. Future Agenda Items

Dean Gray suggested having an Executive Session in March to further discuss the reimbursement issue touched on in agenda item VII.d.

IX. Public Comment

No public comment was requested.

X. Adjournment

There being no further business, Jennifer Stielow adjourned the meeting at approximately 11:10 A.M.

Approved by the School Facilities Board on February 5, 2014

Jennifer Stielow

Chair